

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Modification to the Master plan – Realignment of 80 feet wide proposed Master Plan road (X-X) duly reducing the width as 60 feet wide road (Y-Y) along the existing 40 feet wide B.T.Road – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 360

Dated the 20th day of August, 2010.
Read the following:-

1. G.O.Ms.No.345, M.A & U.D (H2) Department, dated.30.6.2006.
2. From the applicant, representation, dated.29.6.2009.
3. Government Letter No.10336/H2/2009-1, M.A & U.D (H2) Department, dated.6.7.2009.
4. From the Vice-Chairman, VUDA, Letter Rc.No.201/2009/L5, dated.23.10.2009.
5. Government Memo.No.10336/H2/2009-2 & 3, M.A & U.D (H2) Department, dated 6.1.2010.
6. From the Commissioner of Printing, Hyderabad, A.P., Extraordinary Gazette No.9, Part -1, dated.08.01.2010.
7. Government Letter No.10336/H2/2009-4, M.A & U.D (H2) Department, dated 5.2.2010.
8. From the Vice-Chairman, VUDA, Letter Rc.No.201/109/L5, dated 11.5.2010.
9. Government Letter No.10336/H2/2009-5, M.A & U.D (H2) Department, dated 27.5.2010.
10. From the Vice-Chairman, VUDA, Letter Rc.No.201/09/L5, dated 19.07.2010.

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ORDER:-

Whereas, a notification has been issued vide reference 5th read above proposing variation to the Master Plan, i.e., realignment of 80 feet wide proposed Master Plan road (X-X) duly reducing its width to 60 feet as (Y-Y) along the existing 40 feet wide B.T.Road and was published in the extra ordinary Gazette No.9, part-1 dated.8.1.2010.

2. And whereas, vide reference 6th read above, Vice-Chairman, Visakhapatnam Urban Development Authority has been requested to place the draft variation notification in the notice board and also take further necessary action for publishing the same in the local news papers and furnish compliance report to the Government.

3. And whereas, Vice-Chairman, Visakhapatnam Urban Development Authority vide reference 9th read above has stated that two objections have been filed in their office stating that due to the proposed road, the plot owners in the existing private layout lose plots which have been purchased 11 years ago, applied to VUDA under LRS duly paying 50% of the cost and awaiting for regularization orders. Further, an 80 feet road connecting the Devimetta was already existing and the proposed 60 feet road now will not serve any purpose and requested for withdrawal of the proposed road and another objection is that the society will be affected and lose numbers of plots. Hence, requested not to change the Master plan and not to entertain the proposal of widening the 40 feet road into 80 feet road and from the 100 feet road as it is proposed in the master plan which has become final.

4. And whereas, Government vide reference 10th read above have requested the Vice Chairman, Visakhapatnam Urban Development Authority to submit a detailed justification on the objections raised along with a sketch duly showing the extents of plots affected.

5. And whereas, the Vice Chairman, Visakhapatnam Urban Development Authority vide reference 11th cited has stated that the formation of 80 feet Master Plan road requires acquisition of land which involves huge expenditure and hence the advantage of existing 40 feet was taken into consideration for widening into 60 feet by which only 10 feet depth of plots will be affected on either side as alleged in objection No.1. The existing 40 feet road which is proposed for widening to 60 feet is running to a length of about 1.20 Kms and will cater the future needs and this road gives direct connectivity to the land pooling project taken up by VUDA and minimizes the expenditure

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against formation of 80 feet master plan road. Regarding 80 feet wide Devimetta road, the 80 feet Master Plan road formed by VUDA is running from Navodaya School to Devimetta and is passing through other side of the above area i.e. Western side which is serving the other areas i.e Navodaya residential school, JNNURM housing schemes, existing Kommadi village, Chaitanya Engineering College etc but not passing through the area surrounded by the road proposed for widening to 60 feet wide. The road proposed for widening to 60 feet serves the JNNURM Housing at Madhurawada and also provides direct access to the Housing scheme which is under construction by A.P.Housing Board and land pooling site.

6. And whereas, after careful examination of the objections / suggestions and taking into consideration of the report of the V.C.VUDA, Government have decided not to consider the objections, as the proposed realignment avoids acquisition of lands for formation of 80 feet proposed road and acts as an alternative and also serves the JNNURM housing at Madhurawada and other housing scheme and also the existing 80 feet Devimetta road is on the Western side of the locality and away from the proposed realignment locality and confirm the draft variation proposed in the A.P. Gazette No.9 Part-I, dated.08.01.2010.

7. The appended notification will be published in the next issue of A.P. Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Hyderabad.
The Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The applicant through the Vice-Chairman, Visakhapatnam Urban Development Authority,
Visakhapatnam.
The Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
The Private Secretary to Special Secretary to CM.
The Private Secretary to M(MA&UD).
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.9, Part-I, dated 8.1.2010 as required by sub-section (3) of the said section.

VARIATION

The proposed 24 Mtrs (80 feet) wide Master plan road (X-X) leading from 30 mtrs (100 feet) wide Kommadi road, Visakhapatnam, the boundaries of which are given in the schedule below, which is sanctioned in the Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A.& U.D (H2) Department, dated.30.6.2006, is realigned along the existing 12 mtrs (40 feet) wide B.T.road (Y –Y) duly reducing the width of the road from 24 mtrs (80 feet) to 18 mtrs (60 feet) passing through the sites in Survey No's 114/Part, 16/Part, 17/Part, 18/Part, 21/Part of Kommadi Village and S.No's 145/Part, 146/Part & 147/part of Pardesipalem (Village) and S.Nos.2/Part of Madhurawada Village, Visakhapatnam Rural Mandal which was shown in the Map No.16/10 and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam subject to the following conditions:

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1. the applicant shall surrender the required land if any for road widening on free of cost to the competent authority.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. that the above realignment of road is subject to the conditions that maybe applicable under Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the realignment of road shall not be used as the proof of any title of the land.
6. the realignment of road shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Cancelled Housing Scheme Layout B.L.P.No.10/97.
- East : S.No's 2/Part of Madhurawada Village & S.No's 145/Part, 146/Part & 147/Part of Paradesipalem Village.
- South : Existing 30 mtrs (100 feet) wide road leading from NH-5 to Kommadi Village.
- West : Survey No's 114/Part, 16/Part, 17/Part, 18/Part and 21/Part of Kommadi Village.

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER